



Shadow Barn,
Woodchurch, Kent TN26 3SN.

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Brook Street, Woodchurch, Kent TN26 3SN
Offers in the region of £1,450,000**

This exceptional contemporary 4 bedroom/3 bathroom barn, complete with extensive garaging and traditional Kentish barn, with 1.15 acres (tbc) on the outskirts of the pretty village of Woodchurch.

As you approach this newly built, individual 4 double bedroom home, its striking black facade entices you to explore further. Surrounded by gardens and grounds extending to about 1.15 acres, this stunning one-off home, designed by the renowned local architects Guy Holloway, compliments rather than fights with the natural landscape around it. Combined, the architecture, clean lined interiors, gardens and landscape offer a calm retreat from the world that both stands out and feels appropriate to its surroundings.

True to its architectural style, the property commands attention because of its timeless simplicity and use of natural materials, complimented by high-end fittings and meticulous attention to detail throughout. Expansive glazing and lofty ceilings flood the interior with natural light, while modern eco-features have been thoughtfully incorporated to ensure long-term sustainability.

This unique property also offers an abundance of off-street parking, a detached four-bay garage with significant potential above, a beautiful traditional Kentish Barn with further potential, and approximately 1.15 acres of land (tbc) comprising a spacious, level garden with a natural pond and a fenced wildflower meadow. The setting provides a true sense of space and freedom, yet remains within walking distance of the vibrant village centre of Woodchurch and less than four miles from the historic Cinque Port town of Tenterden, which offers a full range of modern amenities.

It's a perfect blend of rural tranquillity and convenient living.

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This distinctive new home has been designed with its unique setting and countryside views in mind. The main living spaces have large expanses of glass which give a different perspective to each elevation and help to create a sense of peace and connectivity to the natural landscape beyond.

The contemporary, minimalist feel inside also helps to give further emphasis to the outside. But that is not to take away anything from its interior. A great deal of thought has been given to the layout, finishes, fixtures and fittings, that make this incredibly stylish home so special.

Entry is through a substantial German-engineered pivot door, an architectural statement in its own right, which opens to reveal bright, generously proportioned interiors. A striking triple-height hallway with a bespoke oak staircase sets the tone, guiding you past a stylish cloakroom and a highly practical boot room, before opening into the expansive L-shaped open-plan living space - the true heart of this home.

At one end, a bespoke kitchen by JM Interiors takes centre stage. Designed for both function and durability, it features premium German appliances, a large island with breakfast

bar, robust finishes, and clever design touches—making it a dream for any keen cook. Beside the kitchen, a cosy snug area adds to the warm, sociable atmosphere of this central hub. Sliding glass doors open onto an east-facing patio, the perfect spot for breakfast or a morning coffee in the sun. At the rear of the open-plan living space lies a generous dining area and a comfortable lounge, both framed by expansive walls of glazing on two sides. These floor-to-ceiling doors not only offer picturesque views of the garden and rolling countryside beyond, but also slide open to seamlessly merge indoor and outdoor living. A Scandinavian-style wood burner serves as a striking focal point in the sitting area, adding both warmth and visual impact

An oak-turned staircase with a glass balustrade rises from the ground floor to a part-vaulted galleried landing, where a wall of bespoke built-in shelving and an oriel window with a window seat create a peaceful spot to sit, read, and reflect. Off the landing are three generously sized bedrooms, one of which benefits from its own en-suite shower room. A modern bathroom serves bedrooms 3 and 4. In addition, a cleverly designed laundry cupboard also sits along this floor, neatly accommodating a stacked washer and dryer along with linen storage.

However, it's the principal bedroom that truly steals the show. Featuring a stunning floor-to-ceiling glazed apex window and sliding doors, it offers uninterrupted views of the garden and countryside - allowing you to enjoy the landscape without even leaving your bed. A walk-in wardrobe / dressing area and luxury en-suite shower room complete the principal suite

N.B. A hidden feature of the main house is the wonderful loft space, accessed via a pull down wooden ladder on the first floor landing. This incredible space is not only brilliant for storage, but also provides potential for conversion, subject to the necessary consents.

OUTSIDE SPACE Shadow Barn is set well back from the road and is approached along a private electronically gated driveway, beyond which is a bonded resin courtyard where there is extensive parking for any number of vehicles. The house, with its pitched profile and Cedral black cladding rises up in front of you, while the matching garage complex, sits to one side, connected to the main house by a sedum covered link roof that also incorporates a carport.



Positioned on an east–west axis, the house is perfectly aligned to follow the movement of the sun, capturing both sunrise and sunset throughout the day. The house's private grounds, stretching to around 1.15 acres, are visible from every aspect.

Biodiversity was a driving principle in the design of the gardens. In addition to the green roof which covers the flat linked roof, the gardens have been landscaped to retain a natural feel with planting that attracts bees and other native insects. A spacious bonded resin terrace flows out from the main living area at the rear of the house, seamlessly extending the living space and offering a sunny spot to relax for much of the day. Nearby, a large natural pond with a decked area above provides a tranquil setting to sit and enjoy the wildlife that regularly visits. There is also a fenced wildlife meadow to the side of the driveway which has its own five bar gate and access.

OUTBUILDINGS Detached from the main house but connected by a flat, sedum-covered roof with carport under, is an extensive garage complex—perfect for any car enthusiast. It comprises two double garages: one open-fronted with two electric EV car charging points, the other enclosed with a remote-controlled Harman door.

At the end of the garage are three good size garden stores and to the back, the DAIKIN air source heat pump. Above the garages is a large, fully plastered and floored space with windows, currently used as an art studio. However, we understand that planning permission has been granted to convert this area into a self-contained living apartment (to be confirmed). Given the property's location in a sought-after tourist area, this space presents a valuable commercial opportunity—ideal for use as a holiday let or Airbnb. Alternatively, it could serve as a self-contained annexe for multi-generational living or provide an excellent home office or studio workspace.

In contrast to the striking modernity of the main house, there is also a large traditional detached Kentish barn, tucked away out of sight to the rear of the property. This offers huge amounts of storage and much in the way of potential, either as an entertaining space, studio or business space or for possible conversion into a holiday let or annexe, subject of course to any necessary consents.

SERVICES Mains: water, electricity and drainage. Smart zoned heating: DAIKIN Air source heat pump/wet under floor heating to ground floor / radiators to first floor.

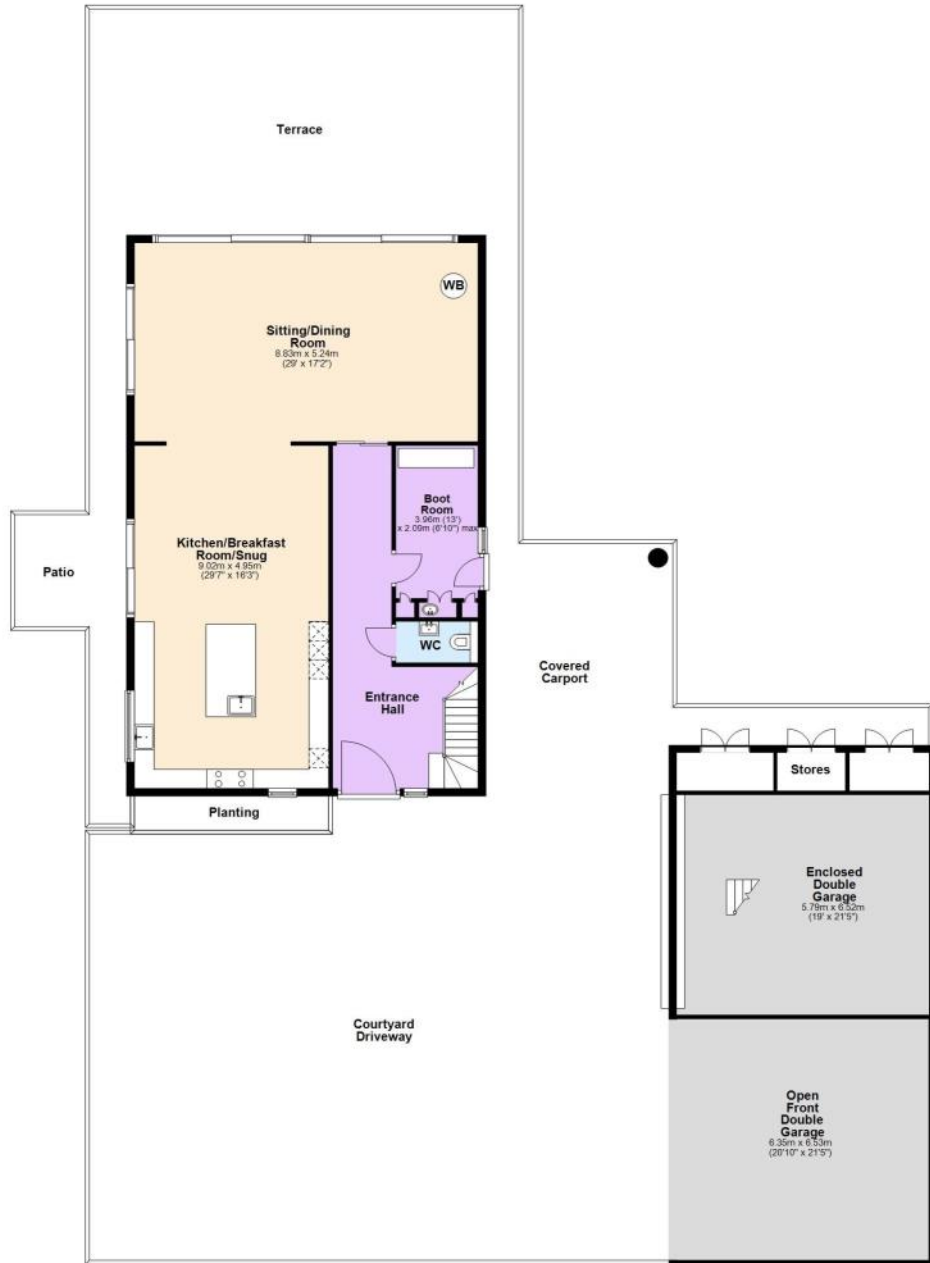
Mechanically ventilated heat recovery system (MVHR) throughout property. Solar panels with battery storage. EPC Rating: A. Local Authority: Ashford Borough Council. Council Tax Band: G.

SITUATION The property is situated within walking distance of the centre of the thriving village of Woodchurch, famous for its beautiful village green. Amenities include a general store, newsagent and post office, two village pubs, butcher, garage, Doctor's Surgery, Church and Primary School. There are a number of active clubs and societies catering for all ages and the village is surrounded by beautiful countryside where there are many good walks to enjoy. There is a good selection of schools both state and independent, and Woodchurch is within the catchment for the well-regarded Ashford Grammars (Highworth and Norton Knatchbull). Ashford International Station offers the high-speed service to London St Pancras (a journey of about 37 minutes). The historic Cinque Port town of Tenterden with all its many amenities is only 4 miles away.

VIEWING by appointment through WarnerGray
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Ground Floor
Approx. 214.0 sq. meters (2303.5 sq. feet)



First Floor
Approx. 168.1 sq. meters (1809.7 sq feet)



Total area: approx 430.2 sq. meters (4631.1 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.

Kentish Barn
Approx. 42.5 sq.meters (457.1 sq ft)



Second Floor
Approx. 48.1 sq meters 517.9 sq feet

